

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF CALIFORNIA

Case number (if known)

Chapter

7

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Vienna Woods Estates, LLC

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 90-1012984

4. Debtor's address **Principal place of business**

6167 Silverleaf Drive
Foresthill, CA 95631

Number, Street, City, State & ZIP Code

Placer
County

Mailing address, if different from principal place of business

P O Box 704
Foresthill, CA 95631

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Lots 4 - 21 Vienna Woods Estates
Auburn CA
APN 054-040-087-000, 054040086-000,
054-040-089-000, etc Auburn, CA 95603
Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Debtor **Vienna Woods Estates, LLC**
Name

Case number (if known)

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☒ Chapter 7
- ☐ Chapter 9
- ☐ Chapter 11. Check all that apply.

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No
- ☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor **Thomas W. Hanagan**

Relationship

**President of
managing
member**

Debtor	Vienna Woods Estates, LLC	Case number (if known)	
	<small>Name</small>		
	District	When	Case number, if known
	Eastern District of California	11/22/19	19-27254-A-7

Debtor **Vienna Woods Estates, LLC**
Name

Case number (if known)

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency

Contact name

Phone

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.
- ☒ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☐ 1-49

☒ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor **Vienna Woods Estates, LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING – Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **June 26, 2020**
MM / DD / YYYY

X
Signature of authorized representative of debtor

Thomas Hanagan
Printed name

Title

18. Signature of attorney

X
Signature of attorney for debtor

Date **June 26, 2020**
MM / DD / YYYY

Mark A. Wolff 175570
Printed name

Wolff & Wolff
Firm name

8861 Williamson Drive, Suite 30
Elk Grove, CA 95624
Number, Street, City, State & ZIP Code

Contact phone **916 714-5050**

Email address **attorneys@wolffandwolff.com**

175570 CA
Bar number and State

B2030 (Form 2030) (12/15)

**United States Bankruptcy Court
Eastern District of California**In re Vienna Woods Estates, LLC

Debtor(s)

Case No.

Chapter

7**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	<u>5,000.00</u>
Prior to the filing of this statement I have received	\$	<u>5,000.00</u>
Balance Due	\$	<u>0.00</u>

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify):

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

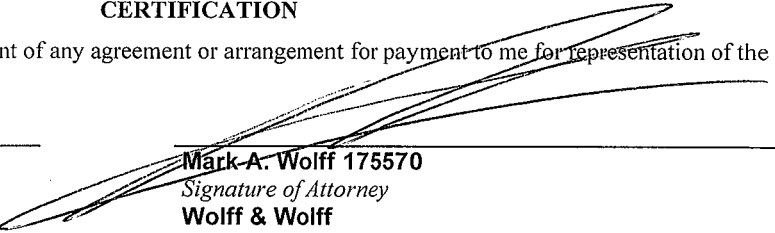
4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.
- ☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

June 30, 2020

Date


Mark A. Wolff 175570

Signature of Attorney

Wolff & Wolff

8861 Williamson Drive, Suite 30

Elk Grove, CA 95624

916 714-5050 Fax: 916-714-5054

attorneys@wolffandwolff.com

Name of law firm

Fill in this information to identify the case:

Debtor name **Vienna Woods Estates, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from *Schedule A/B*..... \$ **3,150,000.00**

1b. Total personal property:

Copy line 91A from *Schedule A/B*..... \$ **1.61**

1c. Total of all property:

Copy line 92 from *Schedule A/B*..... \$ **3,150,001.61**

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **1,353,400.00**

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **21,600.00**

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **19,775,410.37**

4. Total liabilities

Lines 2 + 3a + 3b

\$ **21,150,410.37**

Fill in this information to identify the case:

Debtor name **Vienna Woods Estates, LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**☐ No. Go to Part 2.☒ Yes Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. First Citizens Bank .. 3371**Checking****3371****\$1.61****4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$1.61**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**☒ No. Go to Part 3.☐ Yes Fill in the information below.**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**☒ No. Go to Part 4.☐ Yes Fill in the information below.**Part 4: Investments****13. Does the debtor own any investments?**☒ No. Go to Part 5.☐ Yes Fill in the information below.

Debtor **Vienna Woods Estates, LLC**
Name

Case number (if known)

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor **Vienna Woods Estates, LLC** Case number (if known) _____
 Name

55.1. **Lots 4 through 21 of
 Vienna Woods
 Estates, Auburn CA
 95603
 054-560-004 - 12155
 Vienna Woods Lane
 , 054-560-005 - 12165
 Vienna Woods Lane,
 054-560-006, - 12175
 Vienna Woods Lane
 054-560-007 - 12185
 Vienna Woods Lane
 , 054-560-008, - 12195
 Vienna Woods Lane
 054-560-009, - 12205
 Vienna Woods Lane
 054-560-010, - 12215
 Vienna Woods Lane
 054-560-011, - 12225
 Vienna Woods Lane
 054-560-012, - 12235
 Vienna Woods Lane
 054-560-013 - 12245
 Vienna Woods Lane
 054-560-014, - 12210
 Vienna Woods Lane
 12180 Puma Place
 054-560-015, - 12200
 Vienna Woods Lane
 12170 Puma Place
 054-560-016, - 12190
 Vienna Woods Lane
 054-560-017, - 12165
 Puma Place
 054-560-018, - 12175
 Puma Place
 054-560-019, - 12185
 Puma Place
 054-560-020, - 12195
 Puma Place
 054-560-021 - 12205
 Puma Place**

	fee simple	\$0.00	\$3,150,000.00
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56. **Total of Part 9.** **\$3,150,000.00**
 Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
 Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**
☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**
☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Debtor Vienna Woods Estates, LLC
Name

Case number (if known) _____

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.

☐ Yes Fill in the information below.

Debtor Vienna Woods Estates, LLC Case number (if known) _____
Name

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$1.61</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.</i>>		<u>\$3,150,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$1.61</u>	+ 91b. <u>\$3,150,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$3,150,001.61</u>

Fill in this information to identify the case:

Debtor name **Vienna Woods Estates, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known)

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

2.1 Gary Newsone, trustee of the Newsome tru

Creditor's Name

**46 N. Second Street
Campbell, CA 95008**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

- ☐ No
- ☒ Yes. Specify each creditor, including this creditor and its relative priority.

- 1. Gary Newsone, trustee of the Newsome tru**
- 2. Placer County Tax Collector**
- 3. George E. Johnson II et al**

Describe debtor's property that is subject to a lien

Lots 4 through 21 of Vienna Woods Estates, Auburn CA 95603
054-560-004 -12155 Vienna Woods Lane
, 054-560-005 - 12165 Vienna Woods Lane,
054-560-006, - 12175 Vienna Woods Lane
054-560-007 - 12185 Vienna Woods Lane
, 054-560-008, -

Describe the lien

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

Column A

Amount of claim

Do not deduct the value of collateral.

\$1,350,000.00

Column B

Value of collateral that supports this claim

\$3,150,000.00

2.2 George E. Johnson II et al

Creditor's Name

**c/o Michael A. Hackard
10630 Mather Blvd
Mather, CA 95655**

Describe debtor's property that is subject to a lien

Lots 4 through 21 of Vienna Woods Estates, Auburn CA 95603
054-560-004 -12155 Vienna Woods Lane
, 054-560-005 - 12165 Vienna Woods Lane,
054-560-006, - 12175 Vienna Woods Lane
054-560-007 - 12185 Vienna Woods Lane
, 054-560-008, -

\$3,150,000.00

<p>Debtor Vienna Woods Estates, LLC</p> <hr/> <p>Name</p> <hr/> <p>Creditor's mailing address</p> <hr/> <p>Creditor's email address, if known</p> <hr/> <p>Date debt was incurred</p> <hr/> <p>Last 4 digits of account number</p> <hr/> <p>Do multiple creditors have an interest in the same property?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p> <p>Specified on line 2.1</p>	<p>Describe the lien</p> <p>Lis Pendens</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>
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2.3	<p>Placer County Tax Collector</p> <hr/> <p>Creditor's Name</p> <hr/> <p>2976 Richardson Dr.</p> <p>Auburn, CA 95603</p> <hr/> <p>Creditor's mailing address</p> <hr/> <p>Creditor's email address, if known</p> <hr/> <p>Date debt was incurred</p> <hr/> <p>Last 4 digits of account number</p> <hr/> <p>Do multiple creditors have an interest in the same property?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p> <p>Specified on line 2.1</p>	<p>Describe debtor's property that is subject to a lien</p> <p>Lots 4 through 21 of Vienna Woods Estates, Auburn CA 95603</p> <p>054-560-004 - 12155 Vienna Woods Lane</p> <p>, 054-560-005 - 12165 Vienna Woods Lane,</p> <p>054-560-006, - 12175 Vienna Woods Lane</p> <p>054-560-007 - 12185 Vienna Woods Lane</p> <p>, 054-560-008, -</p> <hr/> <p>Describe the lien</p> <p>property taxes</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>	<p>\$3,400.00</p> <hr/>	<p>\$3,150,000.00</p> <hr/>
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3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$1,353,400.00

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

<p>Name and address</p> <hr/> <p>PLM Loan Management</p> <p>46 N. Second Street</p> <p>Campbell, CA 95008</p>	<p>On which line in Part 1 did you enter the related creditor?</p> <p>Line <u>2.1</u></p>	<p>Last 4 digits of account number for this entity</p>
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Fill in this information to identify the case:

Debtor name **Vienna Woods Estates, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount	
2.1	Priority creditor's name and mailing address Franchise Tax Board* Bankruptcy Unit PO Box 2952 MS A-340 Sacramento, CA 95812-2952 Date or dates debt was incurred _____ Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Partnership fees and taxes Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,600.00	\$1,600.00

2.2	Priority creditor's name and mailing address Internal Revenue Service* PO Box 7346 Philadelphia, PA 19101-7346 Date or dates debt was incurred _____ Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: partnership fees and taxes Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$20,000.00	\$20,000.00
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Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

Debtor **Vienna Woods Estates, LLC**

Case number (if known) _____

Name

3.1 Nonpriority creditor's name and mailing address**Abacus Consulting
PO box 4248
Auburn, CA 95604**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$2,890.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes**3.2 Nonpriority creditor's name and mailing address****Allied Langdon Engineering
1650 Silica Ave
Sacramento, CA 95815**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Vienna Woods estates and
Campoy LLC**Is the claim subject to offset? ☒ No ☐ Yes**3.3 Nonpriority creditor's name and mailing address****Auburn Ravine Ventures LLC
500 Capitol Mall #2350
Sacramento, CA 95814**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **buyer Vienna Wood States phase II and III**Is the claim subject to offset? ☒ No ☐ Yes**3.4 Nonpriority creditor's name and mailing address****Bay City Concepts
100 Harrison Ave #158
Auburn, CA 95604**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$10,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **floor plans - lots 7 and 8**Is the claim subject to offset? ☒ No ☐ Yes**3.5 Nonpriority creditor's name and mailing address****California Water Resource Board
P O box 1888
Sacramento, CA 95812-1888**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$750.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **anual permit fee**Is the claim subject to offset? ☒ No ☐ Yes**3.6 Nonpriority creditor's name and mailing address****Charlie Willard
3132 Spinning Rod Way
Sacramento, CA 95833**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$100,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **equity partner**Is the claim subject to offset? ☒ No ☐ Yes**3.7 Nonpriority creditor's name and mailing address****Clarence Neville Watmore
Dept of Real Estate
1651 Exposition Blvd
Sacramento, CA 95813**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Real estate investigator - Dept of Real Estate**Is the claim subject to offset? ☒ No ☐ Yes

Debtor Vienna Woods Estates, LLC		Case number (if known) _____	
Name			
3.8	Nonpriority creditor's name and mailing address Clean 4 Sale Inc P O Box 704 Foresthill, CA 95631 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>business debt - option to purchase 1 lot at \$75,000.00</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1.00
3.9	Nonpriority creditor's name and mailing address Dan Collins Collins Commercial 333 University Ave Ste 200 Sacramento, CA 95825 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>realtor</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
3.10	Nonpriority creditor's name and mailing address David Durham P O box 7347 Carmel by the Sea, CA 93921 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>vienna wood sestates lots 1, 2, and 3 foreclosed lender</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,425,900.00
3.11	Nonpriority creditor's name and mailing address Dillon Hanagan PO box 158 Auburn, CA 95604 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>equity partner - Clean 4 Sale</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.12	Nonpriority creditor's name and mailing address Fineline Drafting 5777 Madison Ave #520 Sacramento, CA 95841 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,050.00
3.13	Nonpriority creditor's name and mailing address George E. Johnson II et al c/o Michael A. Hackard 10630 Mather Blvd Mather, CA 95655 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>vienna woods estates litigation</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$13,831,408.00
3.14	Nonpriority creditor's name and mailing address George Johnson, LEG Enterprises 670 Coronado Blvd Sacramento, CA 95864 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>membership - equity partner</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$250,000.00

Debtor **Vienna Woods Estates, LLC**

Case number (if known) _____

Name

3.15 Nonpriority creditor's name and mailing address

**Gloria Mancehster
2443 Fair Oaks Blvd #437
Sacramento, CA 95825**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

**Basis for the claim: vienna woods estates, Campoy LLC, and
Cherokee Trial LLC
Fund control**Is the claim subject to offset? ☒ No ☐ Yes

3.16 Nonpriority creditor's name and mailing address

**Guilani & Kull Inc
440 S. Yosemite Ave Ste A
Oakdale, CA 95361**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$615.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _____Is the claim subject to offset? ☒ No ☐ Yes

3.17 Nonpriority creditor's name and mailing address

**Gularte & Associates
1049 Nichols Ct
Rocklin, CA 95765**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$6,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: vienna wood estatesIs the claim subject to offset? ☒ No ☐ Yes

3.18 Nonpriority creditor's name and mailing address

**Holdrege & Kull
P O Box 74008680
Chicago, IL 60674**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$4,850.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _____Is the claim subject to offset? ☒ No ☐ Yes

3.19 Nonpriority creditor's name and mailing address

**Inman Law Group
520 Capitol Mall Suite 630
Sacramento, CA 95814**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$1,868.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _____Is the claim subject to offset? ☒ No ☐ Yes

3.20 Nonpriority creditor's name and mailing address

**JB Land Company Inc
500 Capitol Mall #2350
Sacramento, CA 95814**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: managing member Auburn Ravine Ventures LLCIs the claim subject to offset? ☒ No ☐ Yes

3.21 Nonpriority creditor's name and mailing address

**Jennifer Wilson
P O Box 158
Auburn, CA 95604**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$0.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: equity partner Clean 4 SaleIs the claim subject to offset? ☒ No ☐ Yes

Debtor **Vienna Woods Estates, LLC**

Case number (if known) _____

Name

3.22 Nonpriority creditor's name and mailing address

**Joan Wilson
P o bOX 1424
Loomis, CA 95650**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$157,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Realtor**Is the claim subject to offset? ☒ No ☐ Yes

3.23 Nonpriority creditor's name and mailing address

**Joseph Bertolino
P O box 4437
El Dorado Hills, CA 95762**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **buyer Vienna Woods Estates Phase II and III**Is the claim subject to offset? ☒ No ☐ Yes

3.24 Nonpriority creditor's name and mailing address

**King Engineering
200 Auburn Folsom Rd #201
Auburn, CA 95603**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$106,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Vienna Woods estates**Is the claim subject to offset? ☒ No ☐ Yes

3.25 Nonpriority creditor's name and mailing address

**Landmark Limited, LLC
1098 Sunrise Ave, Suite 160
Roseville, CA 95661**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$1,500.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _

Is the claim subject to offset? ☒ No ☐ Yes

3.26 Nonpriority creditor's name and mailing address

**LEG Enterprises
670 Coronado Blvd
Sacramento, CA 95864**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$250,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **business debt - Vienna Woods
Vienna Woods member
7.5% interest - non managing member**Is the claim subject to offset? ☒ No ☐ Yes

3.27 Nonpriority creditor's name and mailing address

**LEG Investments
670 Coronado Blvd
Sacramento, CA 95864**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$0.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **non managing member 7.5%**Is the claim subject to offset? ☒ No ☐ Yes

3.28 Nonpriority creditor's name and mailing address

**malcolm White Consulting
1306 Norwich Ct
Roseville, CA 95661**

Date(s) debt was incurred _

Last 4 digits of account number _

As of the petition filing date, the claim is: *Check all that apply.***\$1,312.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _

Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Vienna Woods Estates, LLC**

Case number (if known) _____

Name

3.29 Nonpriority creditor's name and mailing address

**Nautilus Construction
3150 Mercedes Pl
Roseville, CA 95747**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **Vienna Woods Estates LLC, Campoy LLC, and Cherokee Trail LLC**Is the claim subject to offset? ☒ No ☐ Yes

3.30 Nonpriority creditor's name and mailing address

**Norman Scheel
5022 Sunrise Blvd
Fair Oaks, CA 95628**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$350.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

3.31 Nonpriority creditor's name and mailing address

**Patrick Wait
1323 54th St
Sacramento, CA 95819**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$100,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **business debt - Vienna Woods
3% - non managing member
Equity investor**Is the claim subject to offset? ☒ No ☐ Yes

3.32 Nonpriority creditor's name and mailing address

**Philadelphia Indemnity Ins Co
251 S. Lane Ave #360
Pasadena, CA 91101**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$1,760,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **vienna woods estates and Campoy LLC- Road bond
guarantees**Is the claim subject to offset? ☒ No ☐ Yes

3.33 Nonpriority creditor's name and mailing address

**PLM Lender Service
46 N. Second St
Campbell, CA 95008**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **vienna woods estates - servicing fees**Is the claim subject to offset? ☒ No ☐ Yes

3.34 Nonpriority creditor's name and mailing address

**Polycomp Trust Company
3132 Spinning RodWay
Sacramento, CA 95833**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$49,100.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **business debt - Vienna Woods
2.48% - non managing member**Is the claim subject to offset? ☒ No ☐ Yes

3.35 Nonpriority creditor's name and mailing address

**Polycomp Trust Company
3132 Spinning RodWay
Sacramento, CA 95833**

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.***\$83,000.00**

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: **business debt - Vienna Woods Estates
Vienna Woods member 1.27% non managing member**Is the claim subject to offset? ☒ No ☐ Yes

Debtor Vienna Woods Estates, LLC		Case number (if known) _____	
Name _____			
3.36	Nonpriority creditor's name and mailing address Private Capital Group 99 Pacific St #555F Monterey, CA 93940 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Vienna Woods Estates Cherokee Trail LLC - loan broker Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
3.37	Nonpriority creditor's name and mailing address Rivards Earthworks 5410 Wesley Court Rocklin, CA 95765 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$12,000.00
3.38	Nonpriority creditor's name and mailing address Salix consulting 11601 Blocker Dr Auburn, CA 95603 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: services - Cherokee Trial LLC Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,000.00
3.39	Nonpriority creditor's name and mailing address Sean Hanagan P O box 158 Auburn, CA 95604 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: equity partner Clean 4 Sale Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.40	Nonpriority creditor's name and mailing address Surety Solutions Insurance Services 3225 Monier Circle #100 Rancho Cordova, CA 95742 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: vienna woods estates - Road bond Guarantees Campoy LLC Road Bond Guarantee Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,760,000.00
3.41	Nonpriority creditor's name and mailing address Thomas Hanagan PO box 704 Foresthill, CA 95631 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: equity partner Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.42	Nonpriority creditor's name and mailing address William J. Fimple PO Box 1137 North Highlands, CA 95660 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$401.37

Debtor Vienna Woods Estates, LLC <small>Name</small>	Case number (if known) _____
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3.43 Nonpriority creditor's name and mailing address Wilson Real Estate P O Box 1424 Loomis, CA 95650 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$0.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: real estate broker Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	George Johnson 735 University Ave Sacramento, CA 95825	Line <u>3.13</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	United States Department of Justice* Civil Trial Section, Western Region Box 683, Ben Franklin Station Washington, DC 20044	Line <u>2.2</u> <input type="checkbox"/> Not listed. Explain _____	—
4.3	US Attorney* For the Internal Revenue Service 501 I Street, Suite 10-100 Sacramento, CA 95814	Line <u>2.2</u> <input type="checkbox"/> Not listed. Explain _____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>21,600.00</u>
5b. +	\$ <u>19,922,995.37</u>
5c.	\$ <u>19,944,595.37</u>

Fill in this information to identify the case:

Debtor name **Vienna Woods Estates, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest **open escro for purchase of lots**

State the term remaining

List the contract number of any government contract

**Auburn Ravine Ventures LLC
500 Capitol Mall #2350
Sacramento, CA 95814**

2.2. State what the contract or lease is for and the nature of the debtor's interest **listing agreement
On hold due to partnership disputes**

State the term remaining **September 30, 2020**

List the contract number of any government contract

**Wilson Real Estate
P O Box 1424
Loomis, CA 95650**

Fill in this information to identify the case:

Debtor name **Vienna Woods Estates, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name	Mailing Address	Name	Check all schedules that apply:
2.1 George E. Johnson II et al	c/o Michael A. Hackard 10630 Mather Blvd Mather, CA 95655	Philadelphia Indemnity Ins Co	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.34</u> <input type="checkbox"/> G _____
2.2 George E. Johnson II et al	c/o Michael A. Hackard 10630 Mather Blvd Mather, CA 95655	Surety Solutions Insurance Services	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.42</u> <input type="checkbox"/> G _____
2.3 LEG Enterprises	670 Coronado Blvd Sacramento, CA 95864	Philadelphia Indemnity Ins Co	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.34</u> <input type="checkbox"/> G _____
2.4 LEG Enterprises	670 Coronado Blvd Sacramento, CA 95864	Surety Solutions Insurance Services	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.42</u> <input type="checkbox"/> G _____
2.5 Thomas Hanagan	PO box 704 Foresthill, CA 95631	Polycomp Trust Company	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.36</u> <input type="checkbox"/> G _____

Debtor

Vienna Woods Estates, LLC

Case number (if known)

Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.6	Thomas Hanagan	PO box 704 Foresthill, CA 95631	Surety Solutions Insurance Services	<input type="checkbox"/> D	
				<input checked="" type="checkbox"/> E/F	3.42
				<input type="checkbox"/> G	

Fill in this information to identify the case:

Debtor name **Vienna Woods Estates, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **June 26, 2020**

X

Signature of individual signing on behalf of debtor

Thomas Hanagan

Printed name

Position or relationship to debtor